

POADP # 719A

PREPARED BY:
BAIN MEDINA BAIN, INC.
ENGINEERS & SURVEYORS
1026 Central Parkway South
San Antonio, Texas 78232
210/494-7223

PRELIMINARY OVERALL AREA DEVELOPMENT PLAN
SOUTHFORK
A PLANNED MANUFACTURED HOUSING COMMUNITY
SAN ANTONIO, TEXAS

PREPARED FOR:
SOUTHFORK DEVELOPMENT
6029 BELTLINE RD. #130
DALLAS, TX 75240

SHEET OF
1 1

REVISOR: NOVEMBER 29, 2001
REVISOR: APRIL 9, 2001
REVISOR: JANUARY 23, 2001
REVISOR: AUGUST 26, 1998
ORIGINAL: JUNE 18, 1997

PLAN HAS BEEN ACCEPTED BY
COSA #
11-30-01 719-A
(date) (number)
If no plats are filed, plan will expire
On 6-1-03
1st plat filed on

DEVELOPER:
SOUTHFORK DEVELOPMENT
6029 BELTLINE RD. #130
DALLAS, TX 75240



City of San Antonio

POADP APPLICATION

The platting of property in two or more subdivision units requires the submission of a Preliminary Overall Development Plan, POADP. To be accepted for review a POADP shall comply with the provisions of ARTICLE II, Division 2 Preliminary Overall Development Plans of the San Antonio Unified Development Code and must be certified to contain the following:

Date Submitted: November 29, 2001 Name of POADP: Southfork Development

Owners: Southfork Development Consulting Firm: Bain Medina Bain, Inc.

Address/Zip code: 6029 Beltline Rd. #130 Address/Zip code: 1026 Central Parkway South
Dallas Texas 75240 San Antonio, Texas 78232

Phone: (972) 385-9272 Phone: (210) 494-7223

Existing zoning: N/A - O.C.L. Proposed zoning: N/A - O.C.L.

Site is over/within/includes: Edwards Aquifer Recharge Zone: ☐ Yes ☒ No
Projected # of Phases: 4 ☒ Yes ☐ No
San Antonio City Limits? ☐ Yes ☒ No
Council District: N/A
Ferguson map grid Pg. 646 B4-B5-C4-C5

Land area being platted:	Lots	Acres
Single Family (SF)	<u>N/A</u>	<u>N/A</u>
Multi-family (MF)	<u>-</u>	<u>119.2 (Manufactured Homes)</u>
Commercial and non-residential	<u>-</u>	<u>151.7 (Comm. & Light Indus.)</u>

Is there a previous POADP for this Site? Name Southfork No. 568/719

Is there a corresponding PUD for this site? Name _____ No. X

Plats associated with this POADP or site? Name _____ No. X

Name _____ No. X

Name _____ No. X

Contact Person and authorized representative:

Print Name: Hernan Jaramillo Signature: Hernan Jaramillo

Date: 11/29/2001 Phone: (210) 494-7223 Fax: (210) 490-5120

01 NOV 29 PM 12:59
CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING

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DEPARTMENT OF PLANNING
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- ☒ name of the POADP and the subdivision;
- ☒ indication of development phases on the POADP;
- ☒ perimeter property lines of the POADP (in a line weight and character distinguishable from other lines);
- ☒ copy of digital file
- ☒ North arrow and scale of the map;
- ☒ Proposed land use by location, type and acreage;
- ☒ delineation of the circulation system including all collectors, arterial, and local type "B" streets;
- ☒ contour lines at intervals no greater than ten (10) feet;
- ☒ legal recorded ownership of adjacent properties and if known proposed development of adjacent unimproved properties;
- ☒ existing adjacent or perimeter streets;
- ☒ one hundred-year flood plain limits;
- ☒ location map indicating location and distance of the POADP to adjacent streets and at least two (2) major thoroughfares.
- ☒ A complete application and certification, 8½ X 11 reduction with eight (8) copies of the POADP map, all maps to be folded (accordion style & manageable size);
- ☐ POADP amendments or revisions must be graphically indicated and include a concise statement describing said amendment or revision on the POADP map;
- ☒ TIA requirements must be met prior to acceptance of a POADP, contact James Clements @ (210)207-7720;
- ☒ Tree preservation requirements must be met prior to acceptance of a POADP, contact Debbie Reid @207-8265;
- ☒ the POADP ☒ does ☐ does not abut State Highway Department facilities and one additional copy of the POADP plan has been submitted directly to TXDOT for their review. Contact Judy Friesenhahn @ (210) 615-5814;
- ☒ The POADP ☐ is ☒ is not located over the Edwards Aquifer recharge zone and one additional copy of the POADP has been submitted directly to the Aquifer Studies office of San Antonio Water Systems, contact Kirk Nixon (210) 704-7392;
- ☒ The POADP lies in the Southwest School District and they have been contacted concerning this development.


☒ List Below all Major Throughfares that are adjacent to the property or included with in the boundaries.

Loop 1604, U.S. Hwy. 90, F.M. 143, Cagnon Road.

I certify that the POADP application and accompanying maps are complete and that the conditions listed on this application have been met.

Certifying Representative:

Print Name: Hernan Jaramillo

Signature: 

If you have any questions please call Michael O. Herrera at 207-7900

(Application Revised Nov-8- 2000)

Page 3 of 3

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
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City of San Antonio
Planning Department
Letter of Certification
FOR



Date: 2/11/02

ITEM NAME: QUAIL RUN SUBDIVISION FILE # 010456

Master Development Plan (M.D.P.)
(Formerly POADP)

Plan Unit Development (P.U.D.)

Number: 719-A

Number: N/A

Date: 11/30/01

Date: _____

SOUTHFORK

Neighborhood Association to Notify:

N/A

The City of San Antonio Planning Department has reviewed the above referenced Plat or Plan for conformity with the provisions as stated in the City of San Antonio Unified Development Code (UDC). This Letter of Certification (LOC) attests to the following areas **ONLY**, Master Development Plan, Major Thoroughfare Plan, Neighborhoods and Historic Preservation. Any changes to the plat or plan affecting these areas will require a resubmittal for review to the department and the issuance of a new LOC.

Please attach this letter of certification with your complete final package to Land Development Services, Subdivision Section.

By: Michael D. Kaur SENIOR PLANNER 2/11/02
Signature Title Date

December 3, 2001

file Southfork

**ORDER CLOSING AND ABANDONING
SOUTH GATES LANE LOCATED IN SOUTHEAST BEXAR COUNTY,
TEXAS, AS EXCESS RIGHT-OF-WAY.**

COPY

At a regular meeting of the Commissioners Court of Bexar County, Texas, held on the 29th day of January, 2002, the following order was adopted.

Upon the motion of Commissioner Robert Taylor, duly seconded by Commissioner Lee Larson, there being no objections, the motion passed.

IT APPEARS TO THE COURT that South Gates Lane as shown on the South Fork Subdivision plat, recorded in Bexar County Deed and Plat Records in Volume 9300, Pages 145 and 145 is excess right-of-way and therefore may be closed and abandoned as such. Said road is more particularly described as follows:

See legal description in two tracts attached hereto and made a part hereof as Exhibits A and B.

IT FURTHER APPEARS to the Court that there is no necessity for the above described South Gates Land and the closing and abandoning of same will create no inconvenience to the public.

IT FURTHER APPEARS to the Court that Lester L. Lockhart and his wife, Anna M. Lockhart, are the owners of the property abutting the tract described in Exhibit A and Errol F. Shieler and his wife, Mollie J. Shieler, are the owners of the property abutting the tract described as Exhibit B.

THEREFORE, IT IS ORDERED that the excess right-of-way on South Gates Lane, as described on Exhibits A and B, be and the same are hereby closed and abandoned as a public road in accordance with Transportation Code Sections 251.058.

IT IS FURTHER ORDERED that a copy of this order be filed in the Real Property Records of Bexar County, Texas to serve as the official instrument of conveyance from Bexar County to the owners of the abutting property.

PASSED THIS 29th DAY OF January, 2002.

Nelson W. Wolff
NELSON W. WOLFF
County Judge

ATTEST:

Gerry Rickhoff
GERRY RICKHOFF
County Clerk

Post-it Fax Note	7671	Date	2/8/02	# of pages	5
To	Hollenberger Eng.	From	Lee Larson		
Co./Dept.		Co.	Bexar County		
Phone #		Phone #	335-3807		
Fax #	369-1549	Fax #			

EXHIBIT "A"

**FIELD NOTES
WESTERLY HALF OF A 0.4608 OF AN ACRE
TRACT OF LAND (KNOWN AS SOUTH GATES LANE)
SITUATED IN COUNTY BLOCK 5138
BEXAR COUNTY, TEXAS**

A Field Note description of the westerly half of a 0.4608 of an acre tract of land located in County Block 5138 in Bexar county, Texas being that same property described as South Gates Lane in the South Fork Subdivision as recorded in Volume 9300, pages 145-146, Plat Records of Bexar County, Texas being more particularly described by metes and bounds as follows:

Beginning at an iron pin found on the common boundary of Lot 3 and the north right of way of South Fork Lane, a 60 foot right of way, for the southwest most corner of this tract, (South Gates Lane), being a point of curvature of a curve to the left whose radius is 15.00 feet and whose long chord bears N 58°22'00" E, a distance of 21.21 feet;

THENCE along said South Gates Lane right-of-way and said curve to the left on a central angle of 90°00'00", an arc distance of 23.56 feet, to an iron pin found at a point of tangency;

THENCE continuing along said right-of-way and east line of Lot 3, N 13°22'00" E, a distance of 384.52 feet to an iron pin found for the northeast corner of Lot 3 and the northwest corner of this tract;

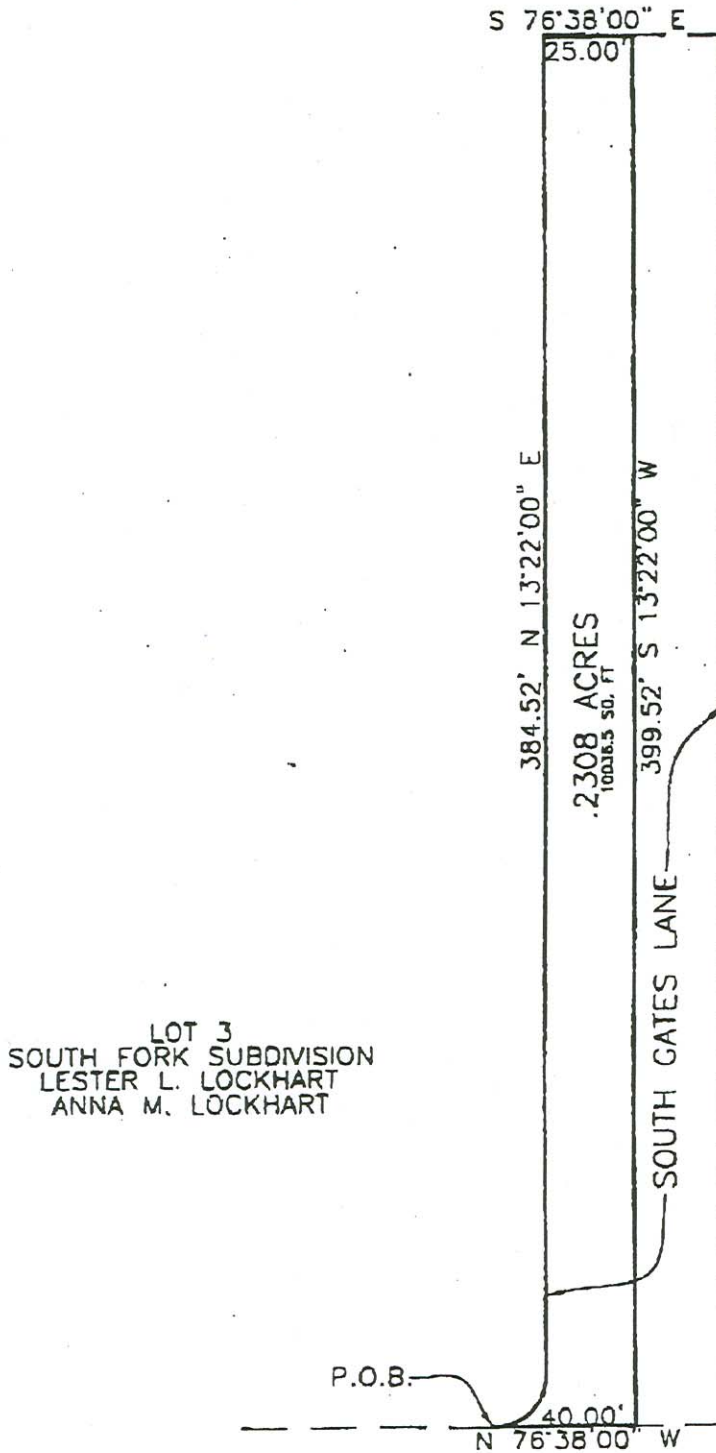
THENCE along the north boundary of South Fork Subdivision S 76°38'00" E, a distance of 25.00 feet to the center line of South Gates Lane for the northeast corner of this tract;

THENCE along the center line of South Gates Lane S 13°22'00" W, a distance of 399.52 feet to a point on the north right-of-way line of South Fork Lane which lies N 76°38'00" E, a distance of 40.00 feet from the point of beginning for the southeast corner of this tract;

THENCE along with the north right of way line of South Fork Lane N 76°38'00" W, a distance of 40.00 feet to the POINT OF BEGINNING and containing 0.2304 of an acre of land.

EXHIBIT "A"

SOUTH GATES LANE - WEST HALF



SCALE: 1"=50'

LOT 3
SOUTH FORK SUBDIVISION
LESTER L. LOCKHART
ANNA M. LOCKHART

SOUTH FORK LANE

EXHIBIT "B"

**FIELD NOTES
EASTERLY HALF OF A 0.4608 OF AN ACRE
TRACT OF LAND (KNOWN AS SOUTH GATES LANE)
SITUATED IN COUNTY BLOCK 5138
BEXAR COUNTY, TEXAS**

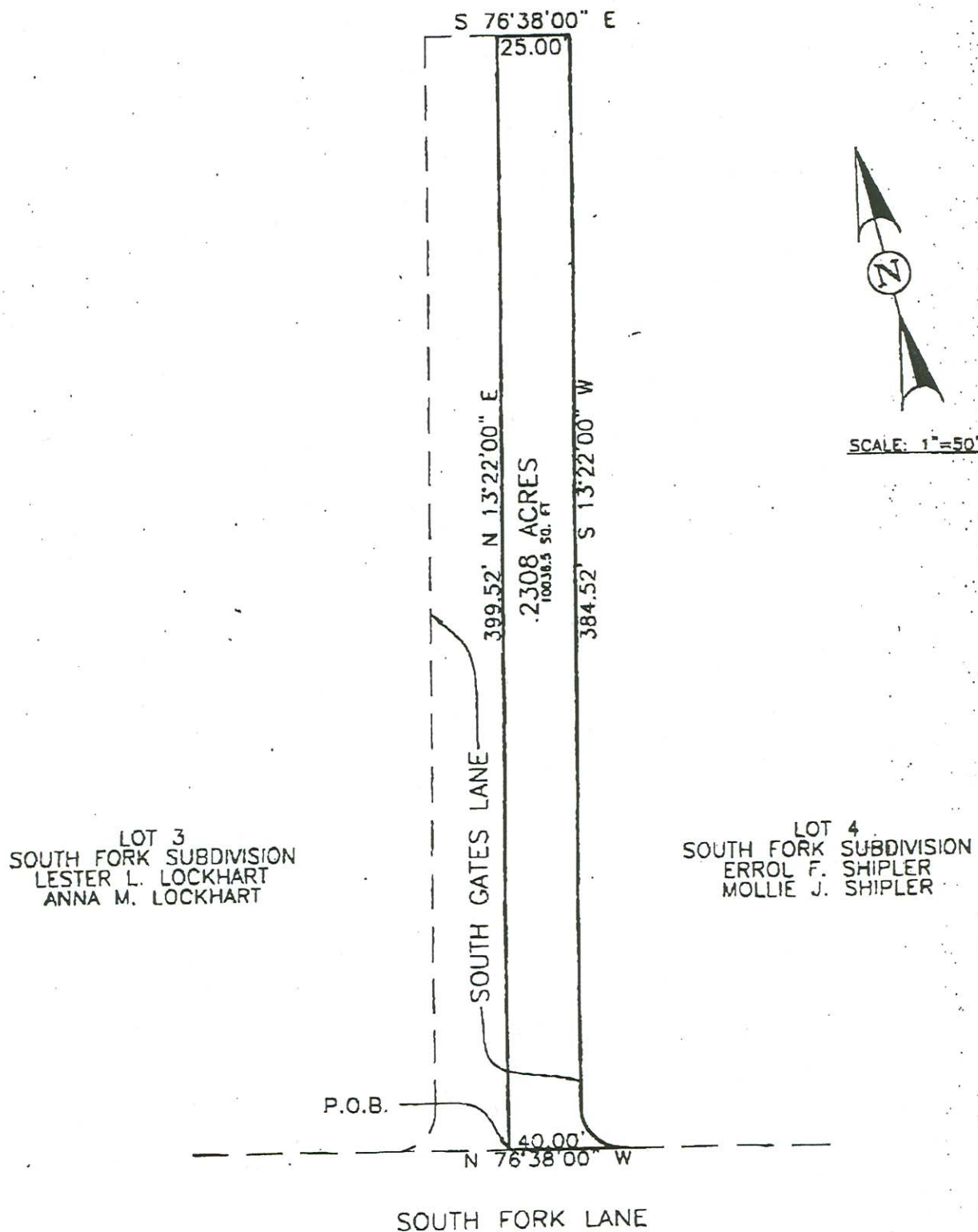
A Field Note description of the easterly half of a 0.4608 of an acre tract of land located in County Block 5138 in Bexar county, Texas being that same property described as South Gates Lane in the South Fork Subdivision as recorded in Volume 9300, pages 145-146, Plat Records of Bexar County, Texas being more particularly described by metes and bounds as follows:

Commencing at an iron pin found on the common boundary of Lot 3 and the north right-of-way of South Fork Lane, a 60 foot right of way;

- THENCE N76°38'00" E along the north right-of-way line of South Fork Lane a distance of 40.00 feet to the point of beginning;
- THENCE along the center line of South Gates Lane N13°22'00" E, a distance of 399.52 feet to a point on the north boundary of South Fork Subdivision which lies N76°38'00" E a distance of 25 feet from the northeast corner of Lot 3 for the northwest corner of this tract;
- THENCE along the north boundary of South Fork Subdivision S 76°38'00" E, a distance of 25.00 feet to an iron pin found for the northwest corner of Lot 4 and the northeast corner of this tract;
- THENCE along the west line of lot 4, and east right of way line of South Gates Lane S13°22'00" W, a distance of 384.52 feet to an iron pin found for the beginning of a curve to the left whose radius is 15.00 feet and whose long cord bears S31°38'00" E, 21.21 feet;
- THENCE continuing along said right-of-way and said curve to the left through a central angle of 90°00'00", an arc distance of 23.56 feet to an iron pin found at the point of tangency, and the southeast most corner of this tract;
- THENCE along with the north right of way line of South Fork Lane N 76°38'00" W, a distance of 40.00 feet to the POINT OF BEGINNING and containing 0.2304 of an acre of land.

EXHIBIT "B"

SOUTH GATES LANE - EAST HALF





CITY OF SAN ANTONIO

November 30, 2001

Mr. Ruben Renteria

Bain Medina Bain, Inc.
1026 Central Parkway South
San Antonio, TX 78232

Re: Southfork Development (Manufactured Housing Community)
(Amending)

POADP # 719-A

Dear Mr. Renteria:

The City Staff Development Review Committee has reviewed Southfork Development (Manufactured Housing Community) Master Development Plan M.D.P. (formally POADP) Preliminary Overall Area Development Plan # 719-A. Please find enclosed a signed copy for your files. Your plan was accepted, however, please note the following:

- In consideration of public safety and convenience, excessive grades by reason of topography should be avoided in street layouts and arrangements.
- Any access and R.O.W. issues along state facilities will need to be resolved with the Texas Department of Transportation (TXDOT). For information about these requirements you can contact TXDOT at 615-5814.
- This development will need to comply with tree preservation ordinance #85262. For information about these requirements you can contact Building Inspections at 207-7102.
- It will be expected that you will plat all of the property depicted in your Master Development Plan (M.D.P.) (formally POADP), to include floodplains, drainage areas and open space.
- I would encourage you to work closely with the school district, so that they can plan accordingly.

Mr. Renteria
Page 2
November 30, 2001

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. If the proposed development is not platted in phases this Master Development Plan M.D.P. (formally POADP) will be invalid.

All Platting will have to comply with the Unified Development Code, Master Plan and Major Thoroughfare Plan for the city of San Antonio.

If you have any questions regarding this matter, please contact Mr. Michael O. Herrera, at (210) 207-7873.

Sincerely,



Emil R. Moncivais AIA, AICP
Director, Planning Department

EM/MH. Jr.

cc: Bob Opitz, P. E., Development Services

CITY OF SAN ANTONIO
Public Works Department

Interdepartment Correspondence Sheet

TO: Michael Herrera, Planning Department

FROM: Development Engineering Services Division

COPIES TO: File

SUBJECT: Southfork Ridge, POADP, Level 3 TIA

Date: October 9, 2001

The Development Services Engineering Division has reviewed the Level-3 Traffic Impact Analysis (TIA) for the Southfork Ridge, POADP (271 acres). The analysis is in compliance with the TIA Ordinance 91700.

The Southfork Ridge proposed project lies in southwest Bexar County on the southwest corner of Loop 1604 and US 90. The POADP includes approximately 479 single-family residences on one tract, a light industrial tract and six shopping center tracts. This TIA is an update of a TIA dated July 8, 1997, for Southfork POADP # 568.


The Southfork Ridge POADP is expected to begin construction in 2002. The shopping center tracts and the light industrial tract will probably begin 2002. The entire development is expected to be completed in the year 2008.

TIA Reviews has come to the conclusion that the recommendations that the City of San Antonio and TxDOT has placed on the adjacent roadways for this proposed project will be documented so that the developer is aware of future ramifications if some of the recommendations are not followed. The following issues are of major concern for the City of San Antonio and TxDOT:

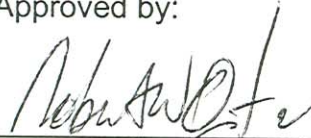
- ◆ With no interior road circulation plan and no traffic signals allowed on Loop 1604, the majority of commercial traffic will be using Cagnon Road and US 90 South Frontage Road, which will drop the level of service for these two roadways.
- ◆ All Local Type B traffic should connect to a collector (60 feet ROW – 44 feet of pavement). This type of conductivity will allow all local traffic to access the commercial tract without using a Secondary or Primary Arterial and State Highways.
- ◆ The POADP shows all residential Local Type B streets connecting to State Highways. The Local Type B should be connecting to a collector street (60 feet ROW and 44 feet of pavement), which should connect to a Secondary Arterial or Primary Arterial, which should connect to a State Highway.
- ◆ TxDOT has made the Property Owner, Traffic Engineer and Design Engineer aware that no traffic signals will be allowed on Loop 1604, from US 90 south to FM 143.

- ♦ TxDOT has made the Property Owner, Traffic Engineer and Design Engineer aware that Frontage Roads may not be constructed for this section of Loop 1604, from US 90 south to FM 143, adjacent to the proposed project.
- ♦ TxDOT has made the Property Owner, Traffic Engineer and Design Engineer aware that the potential for a major interchange could eliminate proposed driveways on Loop 1604 for this proposed development.

It should be understood that the submitted TIA is a conceptual plan and therefore this document does not represent an approval for the internal street plan. Reduced number of driveways and common access between the commercial lots are encouraged in order to provide safe and efficient movement of traffic to and from, within and past, the proposed development, while minimizing the impact to non-site trips.


Richard L. De La Cruz, P.E.
Senior Engineer – TIA Reviews

Approved by:


Robert W. Opitz, P.E.
Chief Engineer, Development Engineering
Services Division

RWO/RLD
ID 2001TIA0825

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Bain Medina Bain, Inc.

Engineers & Surveyors

1026 Central Parkway South
San Antonio, TX 78232
Phone (210) 494-7223
Fax (210) 490-5120

2 Pages
(including cover)

DATE: November 8, 2001
TO: Michael Herrera
of: COSA Planning Department
FAX: 207-7897
FROM: Ruben Renteria
RE: Southfork POADP

NOTE:

Michael,

As discussed, attached please find the letter clarifying the Southfork POADP. Thanks.

CONFIDENTIALITY NOTICE

This facsimile message (and/or the documents accompanying it) may contain Confidential or Proprietary Information belonging to the sender which is protected. The information is intended only for the use of the individual or entity named above. If you are not the intended recipient, you are hereby notified that any disclosure (voluntary or involuntary), copying, distribution or the taking of any action in reliance on the contents of this information is strictly prohibited. If you have received this transmission in error, please immediately notify us by telephone to arrange for the return of the documents.

Bain Medina Bain, Inc.



Engineers & Surveyors

November 8, 2001

Mr. Emil R. Moncivais, AIA, AICP
Director, Planning Department
City of San Antonio
P.O. Box 839966
San Antonio, Texas 78283-2966

RE: APPROVED SOUTHFORK DEVELOPMENT M.D.P. #719

Dear Mr. Moncivais:

Reference your letter dated November 5, 2001 approving the Southfork Development Master Development Plan M.D.P. (formerly POADP) and the signed copy of the POADP. Please be advised that our office inadvertently submitted the incorrect copy of the M.D.P. on October 18, 2001.

The executed copy has a revision date of August 26, 1998 and the latest copy of the M.D.P. that was submitted for review and approval had a revision date of April 9, 2001 and was submitted initially to your office for review and approval on April 9, 2001.

We regret any inconvenience this may have caused and have submitted 15 copies of the latest M.D.P. to Mr. Michael Herrera for your execution. Should you have any questions, please call Hernan Jaramillo or Ruben Renteria at the number listed below.

Sincerely,

Carl Bain, P.E.

cc: Michael Herrera



November 8, 2001

Mr. Emil R. Moncivais, AIA, AICP
Director, Planning Department
City of San Antonio
P.O. Box 839966
San Antonio, Texas 78283-2966

RE: APPROVED SOUTHFORK DEVELOPMENT M.D.P. #719

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Sincerely,

Carl Bain, P.E.

cc: Michael Herrera

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
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quate stormwater conveyance, increased aquifer recharge, water quality, habitat protection, and increased recreational opportunities.
(Ord. No. 86711, § 4, 9-25-97)

Secs. 35-2040—35-2050. Reserved.

Sec. 35-2051. Requirements for conformity with the master plan.

This section coordinates the various citations within the Unified Code of Development Regulations that refer to the master plan. It is anticipated that with additional reference to the city's master plan and requirements for conformity, the city will see a genuine effort toward implementation of the plan and its elements.

(a) Preliminary overall area development plans (POADP) shall conform to the master plan.

(b) Subdivisions shall conform to the master plan and the parts thereof.

(c) The zoning regulations and districts as established in this chapter have been made in accordance with a comprehensive plan.

(d) The zoning commission, in those instances wherein special approval of city council is required, shall consider each such proposed use and make its recommendations to the city council with reference thereto including its recommendation, among other things, as to proper location with respect to the master plan.
(Ord. No. 65513, § 2(f), 8-13-87)

Sec. 35-2052. Impact fees.

(a) Impact fees for water and sanitary sewer capital facilities are established in Article V in accordance with the requirements of V.T.C.A., Local Government Code Chapter 395 which relates to the financing of capital improvements required by new development in political subdivisions. Chapter 395 specifically sets forth the process which political subdivisions must follow in order to impose legally authorized impact fees as a means to fund the costs of capital improvements necessitated by and attributable to new development. The city has followed that process in adopting Article V of this code. Impact fees for capital improvements related to drainage may be imple-

mented on a watershed specific basis in conjunction with city council adoption of individual watershed master drainage plans.

(b) It is the policy of the city to implement impact fees in a manner which is consistent with, and complementary to, other city policy objectives such as advancing economic development, encouraging contiguous growth, and increasing the availability of affordable housing as demonstrated through the creation of the Housing Trust Fund (Ordinance No. 67895) and the Housing Master Plan Task Force (Ordinance No. 70728). Article V provides for lower impact fee rates for the inner part of the city which is consistent with the affordable housing and contiguous development policy objectives. This article also permits the City Council to authorize payment from the city's sewer enterprise fund for part or all of an assessed impact fee for a given development (determined on a case-by-case basis) when it deems full collection of the impact fee would be contrary to established economic development policy objectives.

(Ord. No. 71729, § 1(Att. I, § 1), 6-14-90; Ord. No. 86711, § 5, 9-25-97)

Secs. 35-2053—35-2070. Reserved

DIVISION 2. PRELIMINARY OVERALL AREA DEVELOPMENT PLANS

Sec. 35-2071. Purpose.

The preliminary overall area development plan (POADP) is a mechanism which enables city and developer collaboration to enhance planning and timeliness of plat processing and review. The POADP is intended to be a flexible plan which is an overview of a subdivider's projected land development. In this context, the POADP will be used to determine if the proposed development is in compliance with current regulations and the city master plan, and to ensure adequate traffic circulation within the property to be developed as well as to and from adjoining properties. The POADP will also serve as a source of information for the city to be used in its planning activities.
(Ord. No. 65513, § 2(f), 8-13-87)

Sec. 35-2072. Scope.

The POADP shall be required in all instances when a tract of land within the city or its extra-territorial jurisdiction is platted or intended to be platted into two (2) or more units. In lieu of a POADP, the applicant may submit a preliminary PUD plan which includes all of the area to be platted into two (2) or more units.

(Ord. No. 65513, § 2(f), 8-13-87; Ord. No. 74489, § 1(Att. A), 10-3-91)

Sec. 35-2073. Filing.

Six (6) prints of the POADP shall be filed with the planning department for review by city agencies and departments at the earliest possible date but no later than the application date for the letters of certification required by Article IV. Within twenty (20) work days of submittal, the director of planning shall provide a written response indicating whether or not the POADP complies with current regulations, the city master plan, and parts thereof. If the POADP is not in compliance, the applicant may work with staff to reach a mutually satisfactory resolution or appeal to the planning commission for a final decision.

(Ord. No. 65513, § 2(f), 8-13-87)

Sec. 35-2074. Review and acknowledgment.

No plat shall be considered filed until review and acceptance of the POADP is completed.

(Ord. No. 65513, § 2(f), 8-13-87)

Sec. 35-2075. Information required.

The POADP, as a minimum, shall include the following information:

- (a) Perimeter property lines.
- (b) Name of the plan and the subdivisions.
- (c) Scale of map.
- (d) Proposed land uses by location, type, and acreage.
- (e) Existing and proposed circulation system of collector, arterial, and local type B streets (clearly identified), and their relationship to any adjacent major thoroughfares; and any proposed alternative pedestrian circulation system.

(f) Contour lines at intervals no greater than ten (10) feet.

(g) Ownership from title and/or city or county roads for adjacent properties and, if known, proposed development of such land.

(h) Existing adjacent or perimeter streets (including right-of-way widths), intersections, and developments.

(i) One hundred-year floodplain limits as identified from the most current Flood Insurance Rate Maps published by the Federal Emergency Management Agency for the City of San Antonio and/or the applicable county. In cases where the one hundred-year floodplain for a particular watercourse is not shown on the published FIRM, a professional engineer shall develop a preliminary one hundred-year floodplain for each watercourse serving a watershed in excess of one hundred (100) acres.

(j) Location map indicating the location and distance of the POADP in relation to adjacent streets and at least two (2) major thoroughfares.

(k) Name and address of the developer.

(Ord. No. 65513, § 2(f), 8-13-87; Ord. No. 86711, § 6, 9-25-97)

Sec. 35-2076. Terms of validity.

The POADP shall be maintained in the permanent files of the director of planning and shall be conformed to in processing subsequent unit plats. The POADP shall remain valid until all units contained in the POADP are completed or upon receipt of a proposal to modify the POADP filed by the developer. The POADP shall become invalid if a plat is not filed within eighteen (18) months from the date the POADP is accepted.

(Ord. No. 65513, § 2(f), 8-13-87)

Sec. 35-2077. Revisions.

Revisions to a POADP may be made at any time by submission of a new POADP to the director of planning. Within fifteen (15) working days after filing of the proposed revisions, the

BAIN MEDINA BAIN, INC.
1026 Central Parkway South
San Antonio TX 78232
(210) 494-7223
Fax (210) 490-5120

Date: 11-29-01
BMB Project No. C-0808

LETTER OF TRANSMITTAL

TO: Michael Herrera
City of San Antonio – Planning Department
114 W. Commerce, 4th Floor
San Antonio, Texas 78205

RE: SOUTHFORK DEVELOPMENT POADP

WE ARE SENDING YOU: X Attached Under Separate Cover THE FOLLOWING:

	Shop Drawings		Plans
	Specifications		Change Order
X	Print		Samples
X	Copy of Letter		Other

COPIES	DATE	NO.	DESCRIPTION
15	11/29/01	1	Revised Preliminary Overall Area Development Plan (POADP)
1	11/29/01	3	POADP Application

THESE ARE TRANSMITTED AS CHECKED BELOW:

X	For your Approval		Approved as Submitted		Resubmit	Copies for Approval
	For your Use		Approved as Noted		Submit	Copies for Distribution
	As Requested		Returned for Corrections		Return	Corrected Copies
	For Review	X	For your Signature			
FOR BIDS DUE _____, 2001				PRINTS RETURNED AFTER LOAN TO US _____		

NOTE:

COPY TO: File

SIGNED


Ruben Renteria, Project Coordinator